

# INVEST IN THE FUTURE OF STRATIFIED INDUSTRIAL+ & OFFICE+ SPACE

Frameworks represents a new era in industrial and office space. Coming to Clark and 1st in the False Creek Flats neighbourhood, its location gives you high visibility in one of the city's commercial hubs, it connects you to downtown, the ports, and to major traffic and transit corridors bringing you closer to your clients, suppliers and vendors.

As the most innovative industrial and office space this close to the city, Frameworks is a unique combination of accessibility, adaptability and opportunity - making it the most desirable commercial investment in the city.



- Industrial space starting at 1,300 sq. ft.
- Office space starting at 1,100 sq. ft.
- High visibility & accessibility
- 5-storey high end steel & concrete construction
- Streetside exposure opportunities
- I-2 zoning
- False Creek Flats location
- High ceilings
- Freight elevators available
- High-end heating & cooling systems
- Easy pickup & drop off shipments and materials designed for easy loading
- Secured parking
- Individual loading



**8 MINUTES**  
walk to VCC-Clark SkyTrain Station

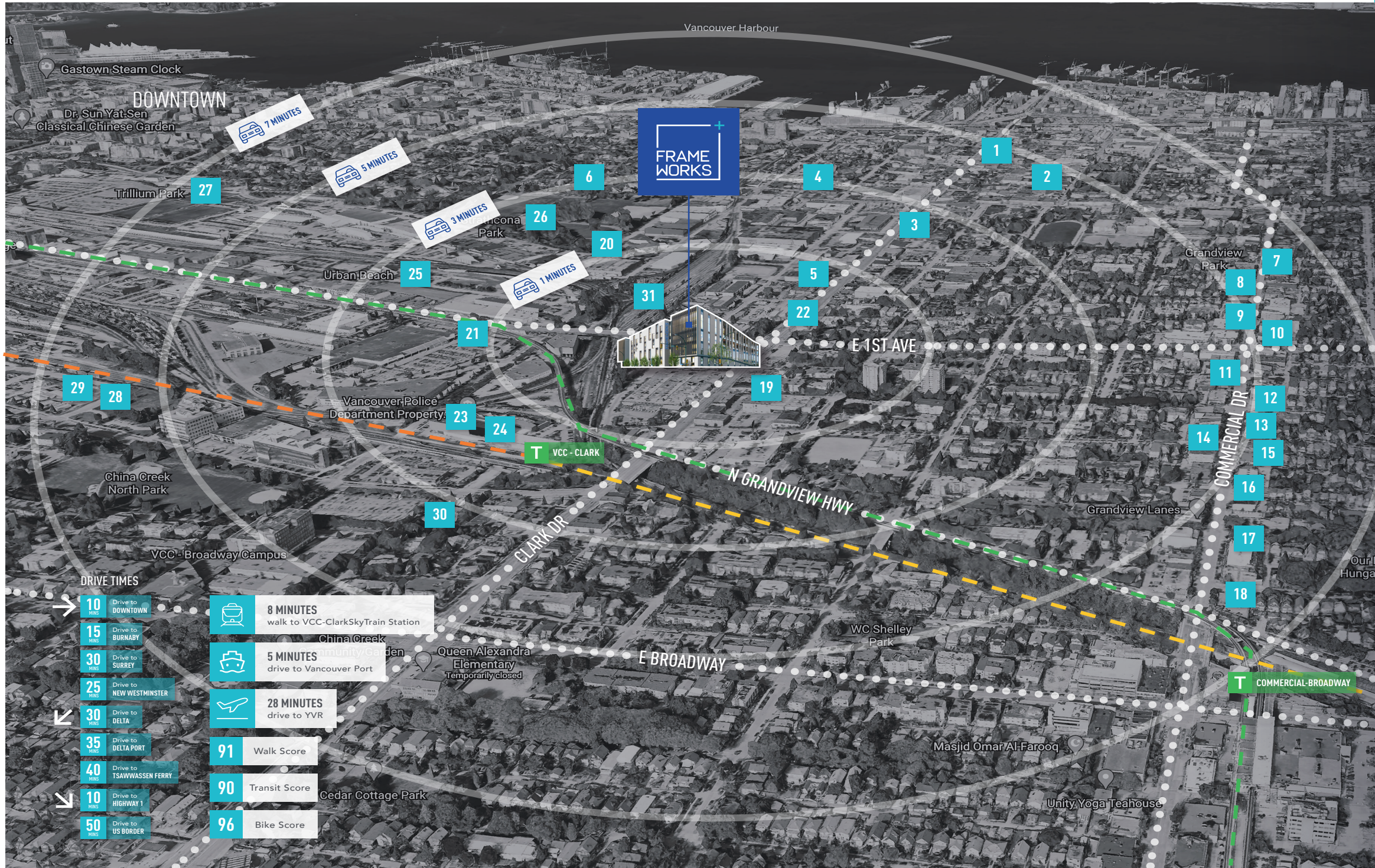
**5 MINUTES**  
drive to Vancouver Port

**28 MINUTES**  
drive to YVR

**91** Walk Score

**90** Transit Score

**96** Bike Score



# INVESTMENT + GROWTH

Frameworks’ unrivaled location and connections to major transportation corridors will make it one of the most desirable industrial + office spaces in the city. Part of the City of Vancouver’s False Creek Flats redevelopment, Frameworks will also be part of a regional initiative that will transform the area into a dynamic commercial and economic ecosystem. Combined with the tax benefits of commercial ownership, and the investment and growth opportunity that Frameworks represents is unmatched.

## DINING & ENTERTAINMENT

1. Off The Rail Brewing
2. Bomber Brewing
3. Truck Stop Cafe
4. Savoury Chef Foods
5. Strange Fellows Brewing
6. Union Market
7. Havana Vancouver
8. Cafe Du Soleil
9. The Dime
10. La Mezcaleria
11. Carthage Cafe
12. Fire Pizza
13. Prado Cafe
14. Tangent Café
15. Cafe Deux Soleils
16. JJ Bean Coffee Roasters
17. Loku Japanese Cuisine
18. St. Augustine’s

## BUSINESSES

19. Craft Collective Beerworks
20. FreshPoint Vancouver
21. The Home Depot
22. Terminal City Brewing
23. BC Tech Community Hub
24. MEC Head Office

## PARKS & RECREATION

25. Urban Beach
26. Strathcona Park
27. Trillium Turf
28. Cliffhanger Climbing Gym
29. The Hive Bouldering Gym
30. China Creek North Park

## TRANSIT

31. Stadium-Chinatown Bus Line
- # 22 Clark/Knight/Prior Bus / #99 B Line
- Adanac Bike Route

T SkyTrain Station

Expo Line

Millennium Line

Future Millennium UBC Extension

38 RESTAURANTS

15 COFFEE HOUSES

5 CRAFT BREWERIES

23 BUSINESSES

6 PARKS & RECREATION



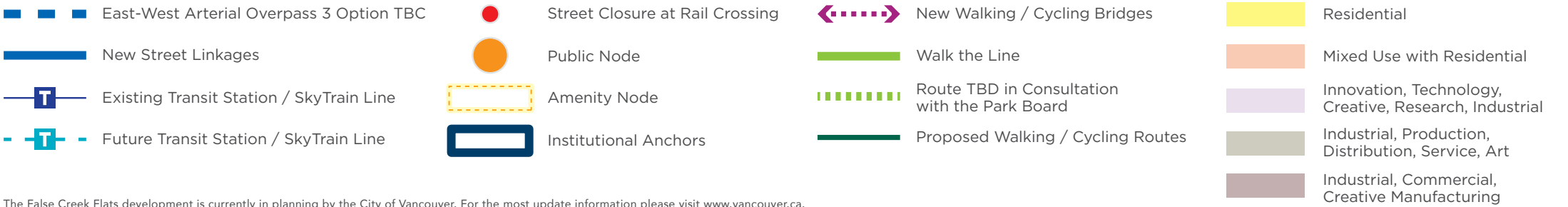
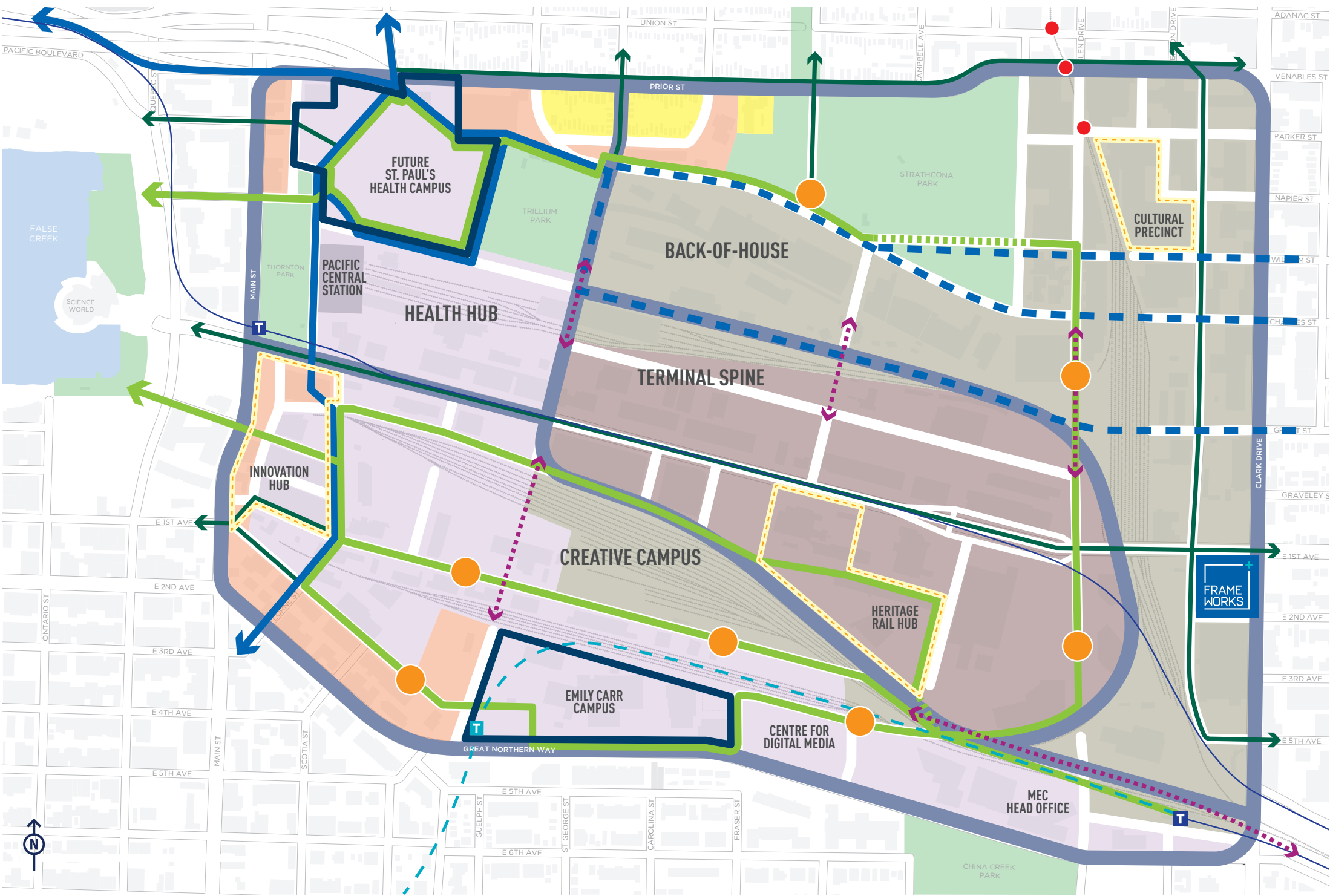
# FALSE CREEK FLATS - A FUTURE YOU CAN COUNT ON VISION

A thriving light industrial district that is focused on the production, distribution and repair economy.

A tech centric district that combines industrial innovators and institutions to drive the economy into the future.

A center for sustainable innovation that demonstrates how central industrial districts can create economic diversity and resilience within cities.

A central economic hub that unites the industry, the arts, healthcare, entertainment, and community space activation into a dynamic urban district.



The False Creek Flats development is currently in planning by the City of Vancouver. For the most update information please visit [www.vancouver.ca](http://www.vancouver.ca).



# CULTURALLY VIBRANT & ECONOMICALLY DIVERSE

## FALSE CREEK FLATS COMMUNITY HIGHLIGHTS

FUTURE ST. PAUL'S  
HOSPITAL

**18.4 ACRE**  
Healthcare Campus

DISTRICT  
ENERGY FACILITY

**5.2 ACRE**  
Bio Fuel Facility

MEC

**120,000 sq. ft.**  
Head Office

LULULEMON

**593,400 sq. ft.**  
Headquarters with  
4,000 employees

EMILY CARR + CDM

**1.3 M sq. ft.**  
Institutional, student  
housing, office & retail

Canada's Premier

**ASIA-PACIFIC**  
gateway

**600** Existing Businesses & **8000** Employees

**15%**  
of Vancouver's  
Industrial Land Base

APPROVED PLAN WILL BRING

**30,000+**  
New Jobs

**1,000+**  
New Businesses

**50,000+**  
New Residents





# A NEW ERA IN STRATA OWNERSHIP

- 5-storey stacked industrial and office space
- Light industrial floors: 1-3
- Office floors: 4 & 5
- Functional mezzanine levels
- Efficient vehicle ramp access to 2nd floor industrial
- Secured bike storage & end-of-trip facilities
- Courtyard
- EV parking stalls
- Secured underground parking
- Vernon St. vehicle access





# INDUSTRIAL +

Frameworks unprecedented industrial design has been created to inspire creativity, production, and offers flexible business use that makes it perfect for showrooms, warehouses, manufacturing, distribution and more.

## Floors 1-3

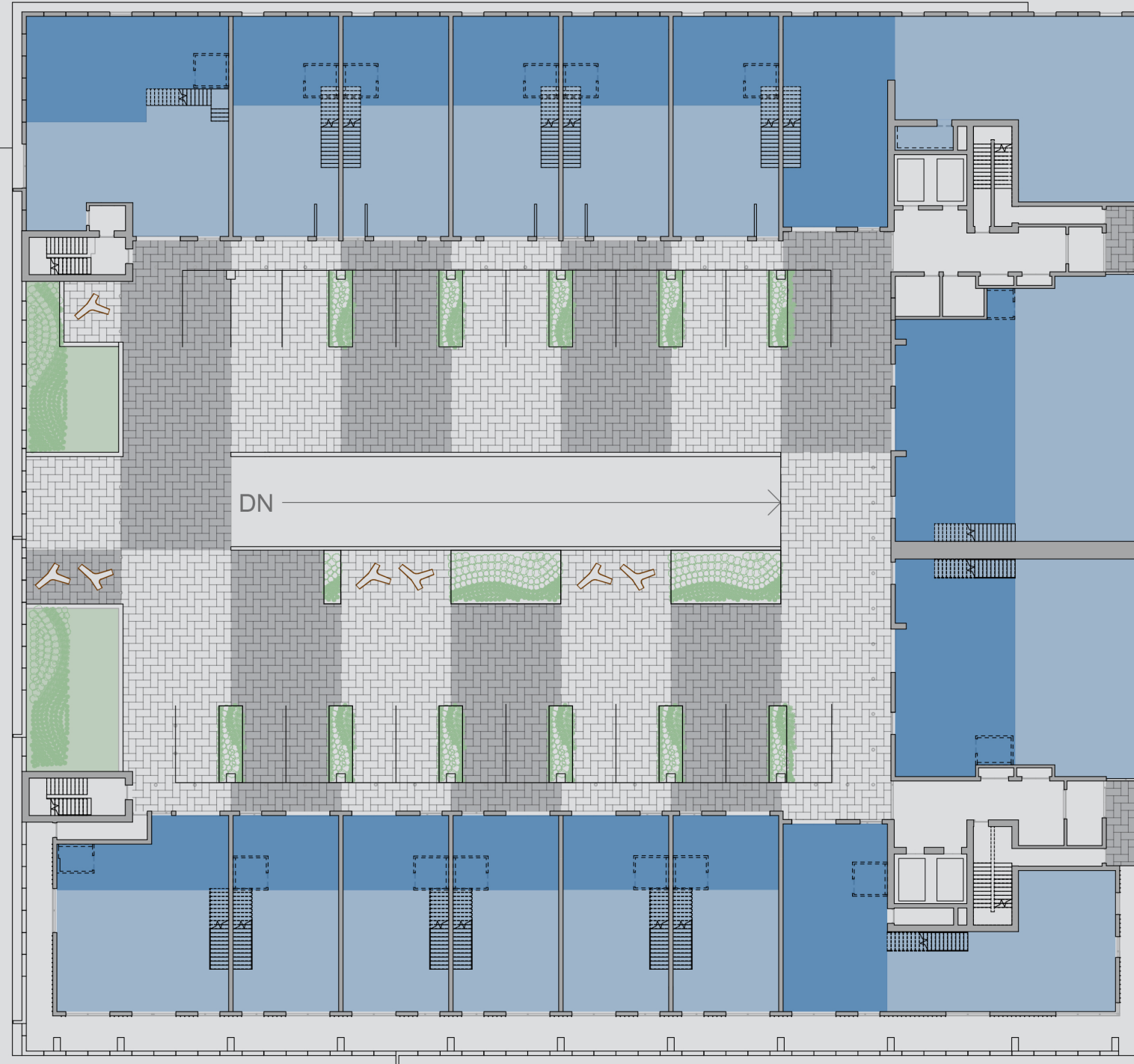
Starting at 1,300 SQ. FT.

- High visibility & accessibility
- 5-storey concrete and steel construction
- Street side unit exposure available
- False Creek Flats location
- Individual loading dock
- High ceilings
- Expansive windows

MEZZANINE  
MAIN FLOOR

DISCLAIMER: DIMENSIONS, SIZE, SPECIFICATIONS, LAYOUT ARE APPROXIMATE ONLY. SUBJECT TO CHANGE WITHOUT NOTICE

VERNON DR.



CLARK DR.















# OFFICE



Frameworks redefines office space. Frameworks is transforming workspace culture that offer experience, technology, and collaboration. A place of opportunity to build a future-proof work culture.

## Floors 4 and 5 Starting at 1,100 SQ. FT.

- Panoramic downtown & mountain views
- Expansive windows
- Roughed in kitchenettes & bathrooms
- Secure underground parking
- High ceilings

VERNON DR.




OPEN TO  
COURTYARD  
BELOW

EAST 1ST AVE.



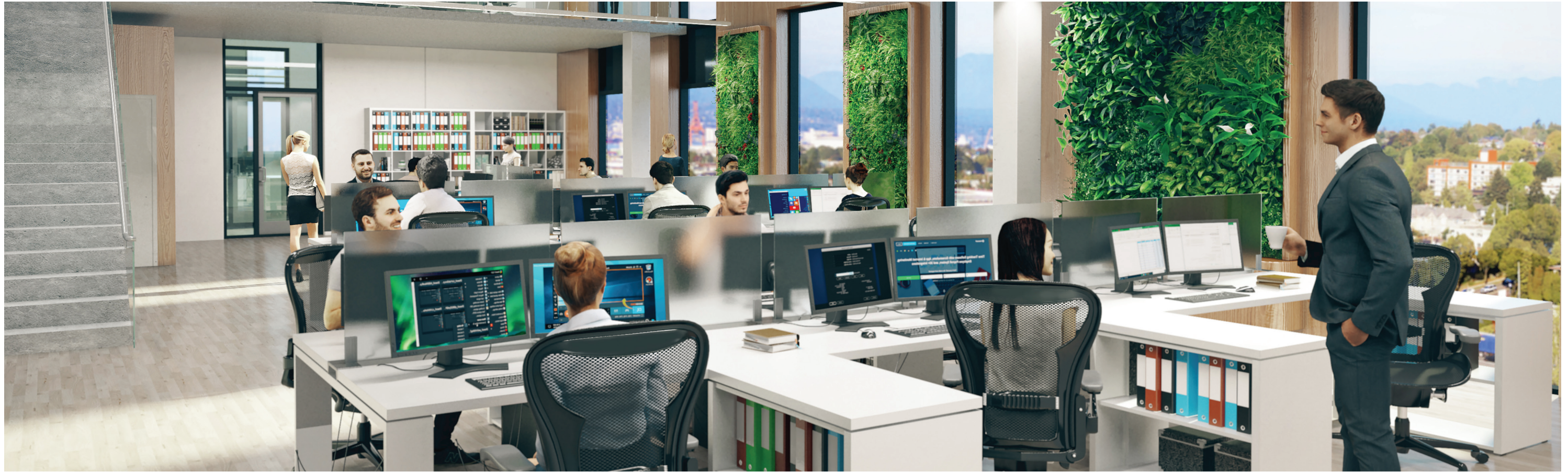
CLARK DR.

EAST 2ND AVE.

-  PATIO
-  MEZZANINE
-  MAIN FLOOR

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**ALLIANCE ON VANGUARD**  
Stacked Industrial  
Richmond, BC



**KNIGHT RENTAL**  
Vancouver, BC

## EXPERIENCE + INNOVATION

### ALLIANCE | PARTNERS

DEVELOPER | Alliance Partners

We believe that reputation is the most important thing we build. As a real estate developer, builder and member of the community, we see what we do a little differently than most. Founded by a self-made entrepreneur, we are guided as much by social responsibility as we are by creating distinctive, meaningful homes and commercial projects.

**ALLIANCEPARTNERS.CA**

**TKA+D**

ARCHITECTURE | Taylor Kurtz Architecture & Design Inc.

TKA-D architects have over the last 40 years created a global portfolio of projects that have each been conceived to follow their distinctive design philosophy. With an overarching objective to make the world a better place for their clients and the users of their buildings and spaces, they strive to ensure that their actions have a positive impact on our environment. By striving for sustainability at every level, they understand that for a project to be truly successful, it must first be sustainable at a financial, social as well as an environmental level.

TKAD.CA